AFTER R
Limesto
3173 S
Murfree

BILL GARRETT, Davidson County
Trans:T20170041147 DEEDWARR
Recvd: 05/15/17 12:49 2 pgs
Fees:13.00 Taxes:907.24
20170515-0047947

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of May, 2017

KRISTEN RADCLIFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary Public
Commission Expires: 7-6-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Konyn 5009 English Village Drive Nashville, TN 37211-6264	NEW OWNER	161-10-0A-192.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

The Schneider Family Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Konyn

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, Page 169, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John L. Schneider and wife, Barbara H. Schneider by Warranty deed from James H. Roberts, Jr and wife, Ellen N. Roberts of record in Book 9313, page 319, Register's Office for Davidson County, Tennessee, dated April 13, 1994 and recorded on April 15, 1994. (Value or consideration shown in aforementioned deed $112,000.00.)

Being the same property conveyed to The Schneider Family Trust by Quitclaim deed from Barbara H. Schneider of record in Instrument No. 20010608-0060600 Register's Office for Davidson County, Tennessee, dated February 16, 2001 and recorded on June 08, 2001. (Value of consideration shown in aforementioned deed $None.) Being also known as 5009 English Village Drive Nashville, Tennessee 372116264.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5009 English Village Drive, Nashville, TN 37211-6264.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant

with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of May, 2017.

Janice Rayborn, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janice Rayborn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of May, 2017.

Notary Public
My Commission Expires: 1-17-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY